

# Help Your Buyers Get Back into the Housing Market, Despite their Past Challenges



## Mortgage Challenges

### Short sale

<b>Conventional</b>	2 years for 20% down
	4 years for 10% down
	7 years for less than 10% down
<b>FHA</b>	3 years from sale date (if there are no mortgage lates prior to short sale the waiting period is waived).
<b>VA</b>	2 years for buyer with no delinquencies at the time of sale.
	3 years with delinquencies at time of transfer. Owner occupied only

### Foreclosure:

<b>Conventional</b>	7 years from recorded date (possible 3 year exception with extenuating circumstances).
<b>FHA</b>	3 years from transfer of Deed date.
<b>VA</b>	3 years from recorded date or 7 year for VA Jumbo

## Credit challenges

### Bankruptcy: Chapter 7

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<b>Conventional</b>	4 years from discharge
<b>FHA/VA</b>	2 years from discharge

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### Bankruptcy: Chapter 13

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<b>Conventional</b>	2 years from discharge date
	4 years from dismissal date
	2 years from discharge and dismissed date

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Contact me today for your complimentary 90-minute, no-obligation consultation at 310-218-6855

Yours In Success,

*Athena Paquette*